



**FOR  
LEASE**

# 232,500 SF

**160 GREAT VALLEY BOULEVARD (PARCEL 4A-2)  
HANOVER CROSSINGS BUSINESS PARK  
HANOVER TOWNSHIP, PA**

• • • • •

**INDUSTRIAL**

**CENTRALLY LOCATED  
WITHIN THE SCRANTON/  
WILKES-BARRE LABOR MARKET**



**SAMPLE BUILDING PHOTOS**



**INDUSTRIAL SPACE AVAILABLE IN HANOVER TOWNSHIP, PA**

**mericle.com**  **570.823.1100**

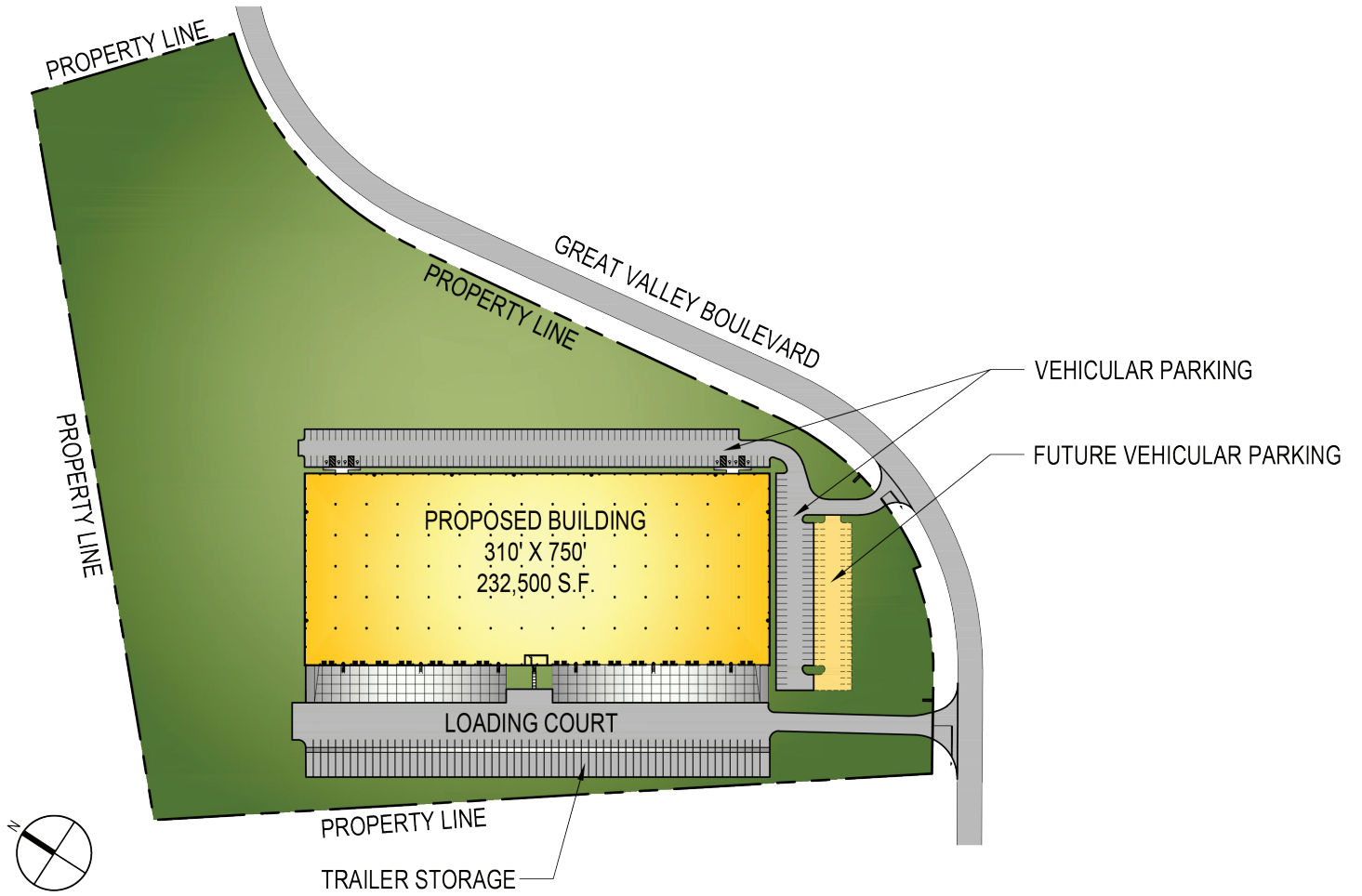




# PLANS

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

## SITE PLAN



FOR LEASE

160 GREAT VALLEY BOULEVARD, HANOVER TOWNSHIP, PA

[mericle.com](http://mericle.com) | [mericlereadytogo.com](http://mericlereadytogo.com)

# SPECS

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

## SIZE

- ▶ **AVAILABLE SPACE:** 232,500 SF
- ▶ **ACREAGE:** 26.06 acres
- ▶ **BUILDING DIMENSIONS:** 310'-0" (width) x 750'-0" (length)
- ▶ Tenant space availability ranges from approximately 116,250 SF to 232,500 SF.

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** 7" thick concrete floor slab, reinforced with welded steel mats. Floor shall be treated with *SpecChem* silicate sealer/densifier and *E-Cure* curing compound.
- ▶ **ROOF:** *Butler Manufacturing*, MR-24 standing seam.
- ▶ **CLEAR CEILING HEIGHT:** Average structural clear height of approximately 39'-6".
- ▶ **EXTERIOR WALLS:** Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation.
- ▶ 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay.
- ▶ The building shall contain 3'-0" high x 6'-0" wide clerestory windows.

## LOADING

- ▶ Single-sided loading.
- ▶ **DOCK EQUIPMENT:** The building shall contain (30) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with 40,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal.
- ▶ The building shall contain two (2) 12'-0" x 14'-0" vertical lift drive-in doors by *Haas Door* or equal and reinforced concrete ramp.

## PARKING

- ▶ On-site parking for approximately (199) vehicles with future parking for up to (50) vehicles.
- ▶ On-site trailer storage for approximately (62) trailers with 8' wide concrete dolly pad.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 180' total loading court depth.
- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.
- ▶ Professionally prepared and maintained landscaping.

## UTILITIES

- ▶ **WAREHOUSE HVAC:** Energy-efficient, roof mounted *Cambridge* direct-fire units.
- ▶ **OFFICE HVAC:** Gas/electric packaged rooftop unit to supply HVAC.
- ▶ **WAREHOUSE LIGHTING:** Energy-efficient LED fixtures.
- ▶ **ELECTRICAL POWER:** Available of up to multiples of 4,000 Amps.
- ▶ **FIRE PROTECTION:** Early Suppression Fast Response (ESFR) wet sprinkler system.
- ▶ **UTILITIES:** Provisions of domestic water and natural gas are provided. All utilities shall be separately metered.

## FEATURES

- ▶ Professionally prepared and maintained landscaping.
- ▶ Marquee sign at entrance to site
- ▶ LCTA Bus Route serves this park
- ▶ Centrally located within Scranton/Wilkes-Barre labor market.



## LABOR DRAW

More than 700,000 people live within 30 miles of Hanover Industrial Estates. Seventeen college campuses with close to 50,000 enrolled students are within an hour drive.

This 232,500 square foot industrial facility is just a five minute drive from I-81 via S.R. 29 and is less than 10 minutes from Downtown Wilkes-Barre.

CVS/caremark operates a pharmaceutical fulfillment operation in a Mericle-owned building here. Mericle has also completed build-to-suit industrial facilities in the park for Itoh Denki and Core-Mark.



## JOB TRAINING

Job training grants will help reduce your costs in Hanover Industrial Estates. Mericle will arrange meetings between your leadership and the officials who coordinate these programs.

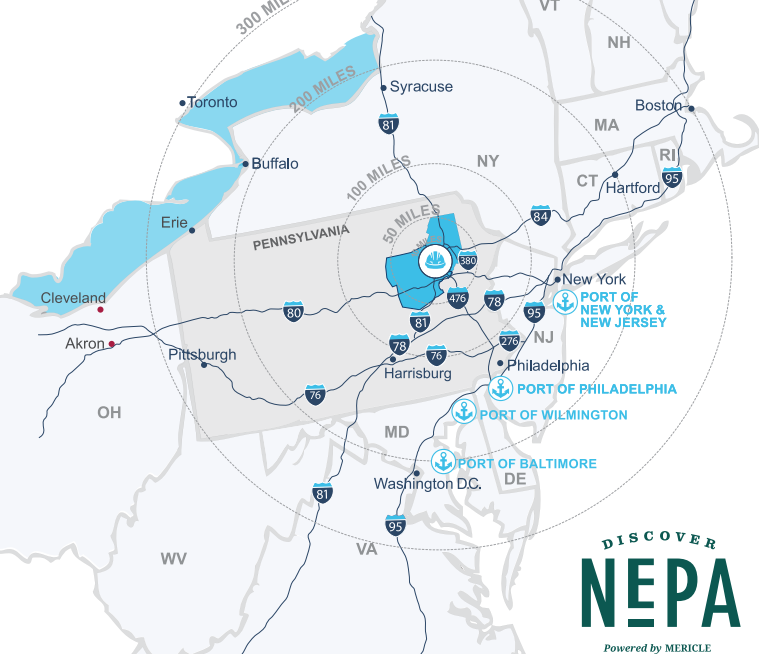
FOR LEASE

160 GREAT VALLEY BOULEVARD, HANOVER TOWNSHIP, PA

mericle.com | mericlereadytogo.com



# CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



DISCOVER  
**NEPA**  
Powered by MERICLE

Northeastern Pennsylvania (NEPA) is close to big cities, but features affordable living, safe neighborhoods, access to recreation, and the opportunity to be heard and make a difference.

Check out **DiscoverNEPA.com** (search "Wilkes-Barre") for events, shopping, dining, and many, many things to do!

**Mericle is Northeastern Pennsylvania proud.**



## TRAVEL DISTANCES

CITY	MI AWAY
Downtown Wilkes-Barre, PA	5
Scranton, PA	24
Delaware Water Gap, PA	57
Allentown, PA	69
Morristown, NJ	100
Harrisburg, PA	102
Philadelphia, PA	116
Port of Newark, NJ	127
New York, NY	128
Syracuse, NY	155
Baltimore, MD	181
Hartford, CT	212
Washington DC	224
Pittsburgh, PA	263
Boston, MA	313



Mericle, a Butler Builder®, is proud to be part of a network of building professionals dedicated to providing you the best construction for your needs.

**BOB BESECKER**, Vice President  
bbesecker@mericle.com

**JIM HILSHER**, Vice President  
jhilsher@mericle.com

**BILL JONES**, Vice President  
bjones@mericle.com

To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

mericle.com  570.823.1100

